


CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE MAYOR AND MEMBERS
OF THE CITY COMMISSION

DATE: OCTOBER 13, 2008


FROM: DAVID L. BROWN
CITY MANAGER

SUBJECT:
STATUS OF REVISED
COMPREHENSIVE
LAND USE PLAN

Planning Department staff is in the process of drafting a complete revision of the City's Comprehensive Land Use Plan (CLUP) pursuant to the State's EAR-based amendment process. The process is taking longer than originally anticipated due to the prolonged review of the Evaluation and Appraisal Report (EAR) by the State, the allocation of resources to other unexpected issues, and budgetary constraints that have led the Department to complete the CLUP revision completely in-house.

The statutory deadline for completion of the revised CLUP is 18 months from the EAR being found sufficient, which gives the City a deadline of March 7, 2009 for adoption. However, it is important to note that this is a long and complex process that most local governments have been unable to complete within the required deadline.

The anticipated timeframes for completion are as follows:

November 2008:	Planning and Zoning Board – Introduction
December 2008:	City Commission – Introduction (tentative) Planning and Zoning Board – Recommendation
Jan. - March 2009:	City Commission - 1 st Reading approval and transmittal to DCA DCA review and ORC Report
TBD	City Commission – 2 nd Reading and adoption

Failure to adopt the revised CLUP would result in the City's inability to process amendments to the Comprehensive Land Use Plan and Future Land Use Map.

cc: Elizabeth Hernandez, City Attorney
Maria Alberro-Jimenez, Asst. City Manager
Dona Lubin, Asst. City Manager
Eric Riel, Jr. Planning Director
Javier A. Betancourt, Principal Planner